

CLB Home Inspections, LLC

Home Inspection Report



9208 Holly Springs Rd, Apex, NC 27539
Inspection prepared for: Jon L'eplattenier & Rebecca Russell
Date of Inspection: 6/26/2026 Time: 8:00 am
Age of Home: 48 Years / Built 1978 Size: 1,964 sq ft

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License #2741

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Unless otherwise specified, the directions (front, rear, right & left) referenced in this inspection report are from the perspective of standing in the street, facing the home.
Any underlined word in this inspection report, is defined in the "Glossary", at the end of the report.

Table Of Contents

Report Summary	2-9
Directional Position	10-12
Foundation	13-21
Exterior	22-35
Roof	36-42
Electrical	43-49
Plumbing	50-56
Heating/Air Conditioning	57-60
Interior	61-63
Kitchen Appliances	64-65
Glossary	66-67

Report Summary

This summary is not the entire report. The full report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

A home inspection is general and visual in nature and is not technically exhaustive. It is by definition, intended to provide the client with a better understanding of the property conditions as observed at the time of inspection. Any items and/or conditions listed on the summary page(s) should be repaired, corrected, or further assessed by an appropriately licensed or otherwise qualified and competent professional prior to closing. This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect these areas, as well as any accessible under floor crawl space areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

This report was prepared by a North Carolina licensed Home Inspector (James Gillie, license #2741). Any modification which alters the contents of this report is a violation of North Carolina state law. If a change or revision is necessary, contact me at (919) 491 1371.

This inspection report was prepared for the client(s) whose name is listed on the cover page and is only to be used at the discretion of, or with the permission of, the client(s). Unauthorized use of this inspection report will result in an ethics complaint which will be filed with the North Carolina Real Estate Commission. Furthermore, I (Home Inspector) make no representation of any liability related to the inspection or associated inspection report whether permission is granted for the use of this report or not.

Foundation

Page 14 Item: 2	Crawlspace	• There is evidence of water entry, in the form of sporadically located mud stains on the vapor barrier liner. Water entry into the crawlspace is harmful in that it can encourage elevated moisture levels in the exposed framing, as well as fungal growth. Water entry can also soften the soil around the foundation footing, thus encouraging foundation stress. A licensed general contractor or otherwise qualified repair contractor needs to determine the sources of water entry into the crawlspace and make repairs as necessary. • The crawlspace has been modified from being exterior ventilated to closed/encapsulated. When a crawlspace is converted to be closed, several measures must be taken in order to ensure the functionality of the enclosed crawlspace system. Among those measures are water control. I noted evidence of previous standing water in the crawlspace. In addition, the foundation access should be insulated and air sealed. This creates a weak point at which moisture can enter. The lack of proper detailing can result in trapped moisture, and subsequent damage. A licensed general contractor who is experienced in closed/encapsulated crawlspace systems, needs to evaluate and make recommendations/repairs as necessary.
RCS Crawlspace came out on 7/28 to remediate all growth, repair, replace, and clean vapor barrier where needed.		

Page 16 Item: 3	Girders & Sill Plate	There is a discolored and brittle girder in the left crawlspace. Girders are foundation components that provide support to the floor structure and other structural weight from above the floor structure. Damaged wood weakens the girder, thereby compromising the structural integrity of the girder. A licensed general contractor should evaluate and make repairs/recommendations as necessary.
Page 16 Item: 4	Foundation Wall	There are cracks in the foundation wall at the following locations...(1) the left rear corner (2) two cracks on the left side, middle area (3) the front side right. Cracks of these widths are typically indicative of initial minor settling and/or masonry shrinkage. However, the cracks needs to be closely monitored by the homeowner, as any cracking in the foundation wall may also be indicative of foundation stress. In order to effectively monitor a crack for any movement, a crack monitor should be utilized. If additional movement/expansion of the any of the cracks is observed to have occurred, a structural engineer will need to evaluate and make recommendations as necessary.
Page 18 Item: 6 Remediated by RCS Crawlspace	Floor Structure	There is sporadically located discoloration and light fungal growth on floor structure framing members and girders which indicates a history of periods in which the floor structure framing had elevated moisture levels. Elevated moisture levels encourage fungal growth and potential damage to the structural framing. A licensed general contractor who is experienced in foundation moisture control needs to evaluate and make recommendations as necessary. As decay of structural wood components is possible as a result of elevated moisture levels, a licensed general contractor should evaluate the structural framing and wood foundation components for damage, and make repairs/recommendations as necessary. When wood framing/interior components have surface discolorations and/or decay typical of growths such as mold, mildew, and wood destroying fungi, the home inspector is concerned with the moisture concerns and evidence of wood damage; however health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of fungal growths such as mold, an industrial hygienst should be consulted.
Page 19 Item: 7 Insulation repaired	Subfloor Insulation	Insulation in the right crawlspace is stripped and hanging, which is indicative of moisture exposure. Moisture can reduce the thermal value of insulation and render it useless. Wet/damp insulation can transfer moisture to structural framing, encouraging fungal growth and subsequent damage to structural framing. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.

Page 19 Item: 9 Foundation drain and sump pump verified functional by plumber	Foundation Drain	• I was unable to locate the foundation gravity drain. The gravity drain should be located at the lowest area of the crawlspace(s). The plastic at these points are pinned into the corner. If a drain exists under the plastic, water would be obstructed from entering the drain pipe and thereby become trapped. If no drain is present in this area, water would puddle and become trapped. Foundation systems need to be equipped with a functional drain, in order to provide a means for water escape in the event that water enters the crawlspace. Trapped water in the crawlspace can saturate the soil next to and below the foundation footer, thereby encouraging foundation stress. A licensed general contractor needs to evaluate and make recommendations as necessary.
Page 20 Item: 10 Vapor barrier in this area repaired and replaced in needed areas by RCS Crawlspace	Foundation Ventilation	• Based upon the stripped/hanging insulation, there is limited ventilation/air flow through the right side crawlspace. Poor/limited ventilation can result in elevated moisture levels, fungal growth, and subsequent structural damage. A licensed general contractor who is experienced in foundation ventilation and moisture control, needs to evaluate and make recommendations/repairs as necessary.
Exterior		
Page 23 Item: 4	Wall Cladding	• There is rotted hardboard siding at the following locations...(1) the front side right lower two courses (2) the right side front upper section of the wall (3) the right side middle area (4) a few impacted courses at the rear side right. Rotted hardboard siding needs to be replaced by a licensed general contractor, as it is a progressive problem that can spread to and damage other building components including structural framing members. Due to the progressive nature of water damaged hardboard siding, damage which was not visible at the time of inspection may be present. The attending contractor needs to inspect for hidden damage adjacent to the listed damaged siding area(s) as well, and make repairs as necessary.
Page 24 Item: 5 Repaired	Trim	• There is verifiable or suspected rotted and/or decayed wood trim at the following locations...(1) the inside corner trim at the front side right (2) the right front corner. Rotted wood trim needs to be replaced by a licensed general contractor, as it is a progressive problem that can spread to and damage other building components including structural framing members. Decayed wood which may be currently dry, is in a weakened condition, and is vulnerable to further decay as a result of water exposure. Due to the progressive nature of rotted and/or decayed wood, damage which was not visible at the time of inspection may be present. The attending contractor needs to inspect for hidden damage adjacent to the listed damaged trim area(s) as well, and make repairs as necessary.
Page 25 Item: 7 Repaired	Fascia	• There is loose aluminum fascia located on the right side of the house. The wood framing and roof structure behind the aluminum is vulnerable to moisture exposure and subsequent damage. A licensed general contractor needs to make repairs as necessary.

Page 26 Item: 8	Windows	• There is condensation, cloudiness, and/or mineral deposits between the glass panes of the following windows...(1) the frontmost window, located on the left wall of the rear left sitting room (2) the rearmost window, located on the left wall of the rear left sitting room (3) the upper sash of the window located on the front wall of the front side leftmost bedroom. This is indicative of a failed seal, which causes a reduction in the thermal performance of the window (less efficient). Moreover, the fixed glass picture window located on the front wall of the dining area appears to have a defective hermetic seal as it is hazy. I am unable to say for sure due to the fact that the window is dirty, and as such need to be cleaned in order to make a proper assessment. The impacted windows are more vulnerable to heat gain during hot weather periods, and heat loss during cold weather periods. Heat gain/loss encourages the HVAC system to operate for longer and more frequent periods of time, in an effort to maintain the desired thermostat set-point temperature. These longer HVAC run times can cause the system to experience otherwise unnecessary wear and tear, which may shorten the usable life of the HVAC system. The windows need to be evaluated by a qualified window installer/repair contractor, or otherwise qualified licensed general contractor, and repaired or replaced as necessary. Due to age and material similarities, it is reasonable to expect that other windows have defective hermetic seals as well, but may not be currently exhibiting visual indication, or may not be clean enough to make a definitive assessment. I recommend that the attending contractor evaluate all windows, and make recommendations as necessary.
Page 27 Item: 9	Doors	• There is condensation and/or mineral deposits between the glass panes of the sliding glass door rear panel. This indicates a failed seal, which results in a loss of thermal performance and efficiency of the door. As such, this door is more vulnerable to heat gain during hot weather periods, and heat loss during cold weather periods. Heat gain/loss encourages the HVAC system to operate for longer and more frequent periods of time, in an effort to maintain the desired thermostat set-point temperature. These longer HVAC run times can cause the system to experience otherwise unnecessary wear and tear, which may shorten the usable life of the HVAC system. A licensed general contractor needs to evaluate and repair or make recommendations as necessary.
Page 28 Item: 11 New beams and new footings installed on 7/25/26	Deck Columns	• There appears to be some level of wood decay at the base of deck floor structure stiff knee support columns. Rotted/decayed wood is a progressive problem that weakens the structural integrity of the columns, and will eventually lead to their failure. A licensed general contractor needs to evaluate and make repairs. Due to age, material and location similarities, it is probable that other wood foundation support columns have experienced a level of decay that can compromise their structural integrity as well. As such, the attending contractor should evaluate all sides of all deck related columns, and make repairs/recommendations as necessary.

Page 31 Item: 15	Patio	There is cracking in the patio. The cracks should be sealed in order to deter water penetration, which can wash away and/or shift soil under the slab, thereby further encouraging patio slab stress. Moreover, the most significant crack has translation. As such, the standing edge presents a safety concern. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.
Page 32 Item: 16	Garage	There is a crack in the garage slab, with an approximate width of hairline to 1/16". Ongoing observation by the homeowner is necessary. Expansion of the crack may be an indication of slab stress, which can weaken the slab, as well as skew the slab plane. If additional movement of the crack is observed to have occurred, a licensed general contractor or otherwise qualified concrete contractor should be consulted for evaluation and recommendations made as necessary.
Page 33 Item: 18	Driveway	The concrete driveway has areas that are broken into a myriad of small pieces. This results in many gaps through which water penetration occurs, primarily during rainy weather conditions. Water penetrating through the driveway saturates the soil below the driveway, thereby reducing the bearing capability of the soil, and subsequently encouraging sinking of the driveway. This should be considered to be a progressive problem, as sinking of the driveway results in low areas at which further water puddling occurs. I recommend evaluation by a qualified concrete contractor.
Roof		
Page 36 Item: 3 Inactive, old stain only. Moisture reading showed dry spot.	Roof Structure	There are a few spots of discoloration; including wood decay damage next to a plumbing vent pipe roof penetration in the main attic. The stained areas appear to be due to water penetration into the building envelope. Water penetration is harmful, in that it can cause damage to structural framing, as well as promoting undesirable environmental conditions, and stained interior finished surfaces. A qualified roofing contractor, or licensed general contractor needs to evaluate and repair the source of the leak as well as the damaged area(s).
Page 39 Item: 5 Repaired and cleaned.	Gutters/Downspouts	There is evidence that gutter overwash or gutter leaks occur at the following locations...(1) the left rear corner (2) the front right corner area. Water that washes over the gutter is then deposited at areas close to the foundation wall. The soil around the foundation footing can become saturated and soft, thereby encouraging foundation stress and water penetration into the crawl space. In addition, gutter over wash can cause damage to exterior cladding components and adjacent structural framing. A licensed general contractor or otherwise qualified gutter installer/repair contractor needs to evaluate and make repairs as necessary.

Electrical		
Page 43 Item: 4 Duke Energy replaced electrical service line from power pole to meter on 7/22/26	Service Entrance	The service entrance conductors from the transformer/power pole to the roof mounted mast head, are smaller than the service entrance conductors from the mast head to the electrical service meter. Although the service cables from the mast head to the main panelboard are sized at a 200 amp capacity, and the main breaker is rated at 200 amps, the cables from the power pole to the mast head appear to have a capacity that is less than 200 amps. Mismatched conductor size can result in overheating and subsequent electrical malfunction. The electrical service provider needs to evaluate and make repairs/recommendations as necessary.
Page 46 Item: 7	Electrical Wiring	The HVAC electrical disconnect box, which is an electrical box installed within close proximity to the outside coil unit, that contains a device which can be easily removed in order to shut off power to the outside coil unit, contains no hand shield. Energized electrical conductors and contacts are accessible within the box, which presents an electrical safety hazard. A licensed electrician should install hand shield in order to prevent an electrical shock.
Page 47 Item: 12 New smoke detectors placed in all bedrooms and hallway	Smoke/Fire Alarm	This home has poor smoke/fire alarm coverage. Preferably, smoke/fire alarm coverage should be provided at areas adjacent to and/or inside each sleeping room; as well as living room areas where a fireplace, gas logs, laundry, garage and/or kitchen is located close by. Functional smoke/fire alarms are an invaluable safety device inside the home. When functioning properly, alarms alert home occupants to smoke and fire danger. I recommend having a licensed electrician evaluate and replace/install alarms in concurrence with present/modern standards.
Page 48 Item: 13 Carbon monoxide alarm placed in dining room	Carbon Monoxide Alarm(s)	There are no carbon monoxide (CO) alarms installed the home, even though there is an attached garage, which is a potential source of CO. CO alarms are a safety device used to alert the home occupants in the event of elevated CO levels. Elevated levels of carbon monoxide can result in serious health issues including severe illness and even fatal, if left undetected and building. As such, a CO alarm should be installed on each level of the home. A licensed electrician or otherwise qualified repair contractor needs to evaluate and perform work as necessary.
Page 48 Item: 14 Exterior light is on dusk to dawn timer New globe cover installed	Lights	- Lights did not work at the following locations... (1) the wall mounted exterior light at the front entry. Bulbs should be replaced/installed or fixture repaired or replaced as necessary by a licensed electrician so that proper illumination is provided. - The light cover/globe is missing from the light located in the rear middle bedroom. This causes the light bulbs to be vulnerable to breakage and/or could cause a burn to someone. Incandescent bulbs can get very hot. CFL bulbs contain trace amounts of mercury and therefore must not be broken. A licensed electrician or otherwise qualified repair person needs to evaluate and make repairs as necessary.

Plumbing

Page 50 Item: 1	Water Supply & Distribution	This home has a plumbing supply system that uses polybutylene plastic distribution lines, copper directional fittings and copper compression band fittings. Even though this plumbing system was installed in many homes from 1978 until the mid 1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately access the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.
Page 51 Item: 2 Repaired and sealed	Drain, Waste, & Vent Piping replaced	There are water leaks underneath the kitchen sink left basin basket fitting. Water leaking underneath the kitchen sink causes damage to the wood cabinet and can create an environment which is conducive to fungal growth. The water can then penetrate into the floor structure, causing rot damage. A licensed plumber needs to evaluate the source of the leak and make repairs as necessary.
Page 53 Item: 6 Repaired	Bathroom Fixtures	The stopper for the primary bathroom right sink does not hold water in the sink basin, due to missing or disconnected parts, or otherwise poor functionality. Using the stopper function for retaining water in a sink basin is intended by the fixture manufacturer to be used as desired by the sink user. Retaining water in the sink basin is helpful for when the need arises to soak an item, such as a soiled garment. A licensed plumber or otherwise qualified repair contractor should evaluate and make repairs as necessary.
Page 54 Item: 9 Repairing on 8/12/26	Exterior Fixtures	There is a water leak from the supply line to the back of the exterior hose bib spigot, at the right of the front entry stoop. This can result in water exposure and subsequent damage to the adjacent floor structure framing. A licensed plumber needs to evaluate and make repairs.

Interior

Page 62 Item: 6 Repaired Repaired	Doors	- The entry door for the front side leftmost bedroom does not latch closed, and therefore does not function properly. This presents an issue of privacy as the door can be opened without the use of the knob, when the room is in use. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary. - The rear side middle bedroom entry door drags along the floor. This can result in damage to the interior floor covering as well as difficulty in operating. In addition, this hinders the HVAC system from pulling air out of the room, through the air return system. Moreover, the door does not close completely, as it contacts its frame. This issue results in an interruption of privacy within the bedroom. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.
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Page 62 Item: 8	Interior Spaces	• The garage to home entry door has glass panels (glazing). Although this door may be original to the home, or among the same general style of other doors for the home, it is strongly not recommended for garage to home entry doors to contain glass panels. This is due to the reduction in the fire resistant properties of the door. I recommend that this door be replaced with a solid core exterior door, that meets current fire safety recommendations and guidelines. A licensed general contractor should be consulted for evaluation and recommendations.
Kitchen Appliances		
Page 64 Item: 1	Dishwasher	• The dishwasher anti tip brackets are not secured to the underside of the countertop or to the side rails of the adjacent cabinets. This can cause the dishwasher to be unstable, and therefore vulnerable to tipping or leaning out of it's nook. As such, is a potential safety concern and should that be evaluated and repaired as necessary by a qualified repair contractor.
Page 64 Item: 3 Repaired/reconnected	Range Hood	• The direct vent exhaust duct is disconnected in the attic. This results in smoke and grease deposits being discharged into the attic, upon use of the exhaust hood. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs.

Directional Position

1. Front Side

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐



Perspective from the front left corner of the yard



Perspective from the front right corner of the yard

2. Rear Side

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐



Rear side right



Rear side middle



Rear side left

3. Left Side

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐



Perspective from the front left corner



Perspective from the rear left corner

4. Right Side

Functional	Fair	Repair Needed	Present	None



Perspective from the front right corner



Perspective from the rear right corner

Foundation

Due to expansive soil which is prevalent in this area, initial home settling, as well as the potential for masonry shrinkage during the curing process, some degree of masonry cracking can be expected. Minor masonry cracking should be sealed, in order to prevent water penetration and provide a means of crack monitoring. The cracks should be repaired with mortar replacement and/or a concrete based epoxy or a concrete specific non-shrinking elastic sealant. Foundation/structural stress can develop or be exacerbated as a result of water control issues, generally related to gutter and/or landscaping issues. As with any masonry cracking, the precise cause, determination of active structural movement, or associated implication can only be determined by evaluation from a structural engineer.

1. Foundation Type

- Crawlspace

Construction materials:

- Concrete Masonry Units (CMU)
- Brick
- Poured Concrete
- Standard Dimensional Lumber

2. Crawlspcace

Functional	Fair	Repair Needed	Present	None
		X	X	

• This is a closed/encapsulated crawlspace system. This crawlspace was not originally constructed as closed/encapsulated, but rather has been retrofitted at some point in the past. It is designed to regulate and control the environment of the crawlspace, thereby improving overall home efficiency. The closed crawlspace should be inspected approximately every six months in order to ensure that the system is functioning as intended. Look for standing water or evidence of water entry. Also, become accustomed to the normal smell of the crawlspace as undesirable environmental conditions can sometimes be easier to smell than to see.

• I recommend that the crawlspace be completely traversed on a biannual basis, preferably once during the hot months (cooling season) and once during the cold months (heating season). If the crawlspace has a history of known or documented problems, it should be traversed at least quarterly. The two single most impactful keys to maintaining a normal healthy crawlspace environment are... (1) water related issues, which include controlling condensation formation, preventing water vapor from rising out of the crawlspace earth floor, and preventing water penetration into the crawlspace. (2) ensuring that the crawlspace has adequate ventilation/air movement. As water/moisture related problems are progressive and compounding, they must be corrected immediately upon recognition.

• I was unable to enter or inspect the middle section of the left (main) crawlspace due to air duct obstructions.

• There has been significant work conducted on this home's foundation system. Due to the importance of the foundation system and the scope of work performed on the foundation structure, a structural engineering review should have been implemented. The attending structural engineer should have generated a work plan, which then should have been conducted by a licensed general contractor who is experienced in foundation construction and repair. During the course of repair and at time of completion, the attending structural engineer should have reviewed the work being performed. Following this procedure helps to ensure that the foundation is constructed in a manner approved by, and in compliance with all relevant building codes, municipal guidelines, and industry accepted construction practices. I recommend that home seller disclosure be provided to the home buyer, regarding the names of all engineers and contractors involved (both personal and company names), the structural engineering report, and any other relevant information and/or records related to the foundation repair.

• There is evidence of water entry, in the form of sporadically located mud stains on the vapor barrier liner. Water entry into the crawlspace is harmful in that it can encourage elevated moisture levels in the exposed framing, as well as fungal growth. Water entry can also soften the soil around the foundation footing, thus encouraging foundation stress. A licensed general contractor or otherwise qualified repair contractor needs to determine the sources of water entry into the crawlspace and make repairs as necessary.

• The crawlspace has been modified from being exterior ventilated to closed/encapsulated. When a crawlspace is converted to be closed, several measures must be taken in order to ensure the functionality of the enclosed crawlspace system. Among those measures are water control. I noted evidence of previous standing water in the crawlspace. In addition, the foundation access should be insulated and air sealed. This creates a weak point at which moisture can enter. The lack of proper detailing can result in trapped moisture, and subsequent damage. A licensed general contractor who is experienced in closed/encapsulated crawlspace systems, needs to evaluate and make recommendations/repairs as necessary.



A general view of the right side crawlspace, below the primary bedroom area



With a closed crawlspace, the access should be insulated and air sealed.



With a closed crawlspace, the access should be insulated and air sealed.



Mud stained vapor barrier liner is indicative of previously puddled water.



The addition of CMU piers and drop girders indicate foundation repair.

3. Girders & Sill Plate

Functional	Fair	Repair Needed	Present	None
		X		

- There are no sill plates present.

• There is a discolored and brittle girder in the left crawlspace. Girders are foundation components that provide support to the floor structure and other structural weight from above the floor structure. Damaged wood weakens the girder, thereby compromising the structural integrity of the girder. A licensed general contractor should evaluate and make repairs/recommendations as necessary.



Probing reveals some degree of wood damage. Probing revealed some degree of wood damage.

4. Foundation Wall

Functional	Fair	Repair Needed	Present	None
			X	

• As with any masonry cracking, the precise cause, determination of active structural movement, or associated implication can only be determined by evaluation from a structural engineer. Crack monitors can be installed, in order to aid in the continuing observation and monitoring of the crack(s).

• The foundation wall of this home is constructed as pier and curtain. With this type of foundation wall configuration, the piers are intended to carry the perimeter structural weight of the home. However, if piers become stressed as a result of sinking, leaning or rotation, the structural weight can then be transferred onto the curtain wall, which is not designed or intended to carry structural weight. After which, the curtain wall will show evidence of stress. As such, cracks noted in the curtain wall should be taken seriously and investigated.

• There are cracks in the foundation wall at the following locations...(1) the left rear corner (2) two cracks on the left side, middle area (3) the front side right. Cracks of these widths are typically indicative of initial minor settling and/or masonry shrinkage. However, the cracks needs to be closely monitored by the homeowner, as any cracking in the foundation wall may also be indicative of foundation stress. In order to effectively monitor a crack for any movement, a crack monitor should be utilized. If additional movement/expansion of the any of the cracks is observed to have occurred, a structural engineer will need to evaluate and make recommendations as necessary.



Foundation wall crack at the left side rear corner



Two cracks at the left side middle area



Front side right



The foundation wall is configured as pier & curtain.

5. Piers/Columns

Functional Fair Repair Needed Present None

			X	
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- Concrete Masonry Units (CMU)
- Brick

6. Floor Structure

Functional Fair Repair Needed Present None

			X	
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Standard dimensional lumber system with engineered lumber subfloor

• The inspection of the floor structure was limited as the overwhelming majority of the floor structure is not visible due to the presence of insulation on the underside and finished flooring on the top side. Therefore, hidden damage may be present due to water/moisture contact, undesirable environmental conditions such as fungal growth, and/or damage due to wood destroying insects. In addition, hidden damage may be present due to various appliances, items, or components that utilize or are prone to moisture; such as refrigerators, freezers, wine coolers, air duct boots, and house plants. It is beyond the scope of this home inspection to view or inspect the entire floor structure. If this is an issue of concern to you, a licensed general contractor should be consulted for a 100% full evaluation of the floor structure prior to the real estate closing.

• There is sporadically located discoloration and light fungal growth on floor structure framing members and girders, which indicates a history of periods in which the floor structure framing had elevated moisture levels. Elevated moisture levels encourage fungal growth and potential damage to the structural framing. A licensed general contractor who is experienced in foundation moisture control needs to evaluate and make recommendations as necessary. As decay of structural wood components is possible as a result of elevated moisture levels, a licensed general contractor should evaluate the structural framing and wood foundation components for damage, and make repairs/recommendations as necessary. When wood framing/interior components have surface discolorations and/or decay typical of growths such as mold, mildew, and wood destroying fungi, the home inspector is concerned with the moisture concerns and evidence of wood damage; however health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of fungal growths such as mold, an industrial hygienist should be consulted.



The veiny pattern is indicative of previously active wood destroying fungus.



Discoloration of the girder and on the bottom surface of the floor joist.

7. Subfloor Insulation

Functional	Fair	Repair Needed	Present	None
		X	X	

Batt type insulation

• Insulation in the right crawlspace is stripped and hanging, which is indicative of moisture exposure. Moisture can reduce the thermal value of insulation and render it useless. Wet/damp insulation can transfer moisture to structural framing, encouraging fungal growth and subsequent damage to structural framing. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.



Stripped insulation in the right crawlspace



Stripped insulation in the right crawlspace

8. Foundation Grade

Functional	Fair	Repair Needed	Present	None
X				

• The foundation grade falls from front to rear

9. Foundation Drain

Functional	Fair	Repair Needed	Present	None
				X

• I was unable to locate the foundation gravity drain. The gravity drain should be located at the lowest area of the crawlspace(s). The plastic at these points are pinned into the corner. If a drain exists under the plastic, water would be obstructed from entering the drain pipe and thereby become trapped. If no drain is present in this area, water would puddle and become trapped. Foundation systems need to be equipped with a functional drain, in order to provide a means for water escape in the event that water enters the crawlspace. Trapped water in the crawlspace can saturate the soil next to and below the foundation footer, thereby encouraging foundation stress. A licensed general contractor needs to evaluate and make recommendations as necessary.



A foundation gravity drain should be located at the lowest point of the crawlspace.

10. Foundation Ventilation

Functional	Fair	Repair Needed	Present	None
	X	X		

• Based upon the stripped/hanging insulation, there is limited ventilation/air flow through the right side crawlspace. Poor/limited ventilation can result in elevated moisture levels, fungal growth, and subsequent structural damage. A licensed general contractor who is experienced in foundation ventilation and moisture control, needs to evaluate and make recommendations/repairs as necessary.



There is a duct extension from the dehumidifier to the right crawlspace. The dehumidifier is located in the left crawlspace.

11. Vapor Barrier

Functional	Fair	Repair Needed	Present	None
			X	

• There is a vapor barrier present, which covers 100% of the crawlspace earth floor. It is beyond the scope of this home inspection to roll back, cut, or otherwise move the vapor barrier. As such, any items or components of the home that are located under the vapor barrier, whether structural or utility in nature, are not visible or accessible for inspection. In addition, the vapor barrier is opaque, so I cannot see through it.

12. Foundation Access

Functional	Fair	Repair Needed	Present	None
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X			X	
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- I entered the foundation areas through the two crawlspace accesses located at the rear side right and the rear side left of the house. I inspected with a flashlight and probing tool.

- See comments regarding the absence of insulation and air sealing of the crawlspace access panels, in the "Foundation/Crawlspace" section of this report, as well as in the "Summary" section.



Rear side right



Rear side left

Exterior

The majority of homes have at least some exterior wood building components. It is an unavoidable fact that some of these wood building components are in constant contact with the ground. Common examples of wood to ground contact are deck, porch & stoop pilings/piers, grade level decks, the bottom of exterior steps, handrail columns and wood retaining walls. Even when these wood components are pressure treated, wood decay will eventually develop, and may even already be present at the time of this home inspection. The wood decay is a result of the constant contact of the moisture in the ground to the wood building component. As this home inspection is a limited visual inspection of readily apparent conditions, it is beyond the scope of the inspection to inspect or determine the condition of wood components located below grade/ground, or where low clearance prevents inspection.

As a licensed home inspector, I probe at areas where I know or suspect rot damage. However, in order to avoid causing cosmetic blemishes or damage, I do not probe intact exterior surfaces where I do not suspect damage. If this home inspection report cites rot damaged exterior components, the attending contractor needs to conduct a thorough evaluation of all like surfaces, whether visibly damaged or not. Due to the general age and material makeup similarity of exterior components, it is possible, and in some cases probable, that other areas of rot damage exist. Often times, these components look intact, but yet are rot damaged.

1. Exterior Walls

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐

The exterior wall structure is not visible for inspection or identification, due to finished spaces.

2. Wall Insulation

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐

I was unable to inspect, view, or determine/verify the presence of wall structure insulation, due to finished areas.

3. Exterior Flashing

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐

• Due to the construction methods used, exterior flashings are largely inaccessible for inspection. By design, almost all flashings are hidden and/or obstructed from view.

4. Wall Cladding

Functional	Fair	Repair Needed	Present	None
		X	X	

- Hardboard siding with painted surfaces (the predominant siding material)
- Fiber cement siding with painted surfaces (sporadically located replacement courses)
- This house has hardboard siding installed. Hardboard siding has a history of a higher than normal failure rate due to its propensity to absorb moisture when the protective outer layer of the siding is broken, cracked or otherwise compromised. This is often times the result of over driven nails, under driven nails, nails driven at an angle other than 90 degrees, paint failure, caulking failure, and other factors as well. Bloating and/or expansion of the siding at nail locations, butt joints, and seams are indications that the siding has been exposed to and absorbed moisture. Due to the fact that this siding material can absorb water when the protective outer layer is compromised, damage to the wall structure can result as the water/moisture can be in prolonged contact with the wall structure. If the presence of hardboard siding is an issue of concern to you, a licensed general contractor who is experienced in siding replacement and repair should be consulted for evaluation. You may wish to have this done prior to closing.
- There is rotted hardboard siding at the following locations...(1) the front side right lower two courses (2) the right side front upper section of the wall (3) the right side middle area (4) a few impacted courses at the rear side right. Rotted hardboard siding needs to be replaced by a licensed general contractor, as it is a progressive problem that can spread to and damage other building components including structural framing members. Due to the progressive nature of water damaged hardboard siding, damage which was not visible at the time of inspection may be present. The attending contractor needs to inspect for hidden damage adjacent to the listed damaged siding area(s) as well, and make repairs as necessary.



Damaged siding at the front side right



Damaged siding at the right side front



Damaged siding at the right side middle area



Damaged siding at the rear side right

5. Trim

Functional	Fair	Repair Needed	Present	None
		X	X	

Wood with painted surfaces

• There is verifiable or suspected rotted and/or decayed wood trim at the following locations...(1) the inside corner trim at the front side right (2) the right front corner. Rotted wood trim needs to be replaced by a licensed general contractor, as it is a progressive problem that can spread to and damage other building components including structural framing members. Decayed wood which may be currently dry, is in a weakened condition, and is vulnerable to further decay as a result of water exposure. Due to the progressive nature of rotted and/or decayed wood, damage which was not visible at the time of inspection may be present. The attending contractor needs to inspect for hidden damage adjacent to the listed damaged trim area(s) as well, and make repairs as necessary.



Damaged trim at the front side right



Damaged trim at the right front corner

6. Eaves/Soffits

Functional	Fair	Repair Needed	Present	None
			X	

Vinyl

- There are passive vents installed in the soffit, at appropriate locations. The vents are intended to permit air flow into the attic.
- The soffit and fascia on this house is clad with vinyl (soffit) and aluminum (fascia). This is not the original cladding for the soffit and fascia. Due to the fact that these newer building components cover the original soffit, and fascia, I am unable to inspect behind the soffit and fascia, nor determine the condition of hidden building components. If damage existed previously and was covered by the current cladding, or if damage has resulted since the addition/installation of these exterior components, such damage would be hidden from my view and therefore not accessible for inspection. If this is an issue of concern to you, a licensed general contractor should be consulted for evaluation.

7. Fascia

Functional	Fair	Repair Needed	Present	None
		X	X	

Aluminum

- There is loose aluminum fascia located on the right side of the house. The wood framing and roof structure behind the aluminum is vulnerable to moisture exposure and subsequent damage. A licensed general contractor needs to make repairs as necessary.



Loose metal fascia on the right side

8. Windows

Functional	Fair	Repair Neede d	Presen t	None
X		X	X	

• There is condensation, cloudiness, and/or mineral deposits between the glass panes of the following windows...(1) the frontmost window, located on the left wall of the rear left sitting room (2) the rearmost window, located on the left wall of the rear left sitting room (3) the upper sash of the window located on the front wall of the front side leftmost bedroom. This is indicative of a failed seal, which causes a reduction in the thermal performance of the window (less efficient). Moreover, the fixed glass picture window located on the front wall of the dining area appears to have a defective hermetic seal as it is hazy. I am unable to say for sure due to the fact that the window is dirty, and as such need to be cleaned in order to make a proper assessment. The impacted windows are more vulnerable to heat gain during hot weather periods, and heat loss during cold weather periods. Heat gain/loss encourages the HVAC system to operate for longer and more frequent periods of time, in an effort to maintain the desired thermostat set-point temperature. These longer HVAC run times can cause the system to experience otherwise unnecessary wear and tear, which may shorten the usable life of the HVAC system. The windows need to be evaluated by a qualified window installer/repair contractor, or otherwise qualified licensed general contractor, and repaired or replaced as necessary. Due to age and material similarities, it is reasonable to expect that other windows have defective hermetic seals as well, but may not be currently exhibiting visual indication, or may not be clean enough to make a definitive assessment. I recommend that the attending contractor evaluate all windows, and make recommendations as necessary.



Cloudiness, mineral deposits, and/or condensation between the glass panes is indicative of a failed hermetic seal.

9. Doors

Functional	Fair	Repair Needed	Present	None
X		X	X	

• The double pane glass panels for the garage rear side pedestrian door, is defective as there are mineral deposits between the glass panes. The double pane glass is intended to provide a thermal break between the glass panels. In order to accomplish a thermal break, the cavity between the glass panes is pressurized, generally with gas such as Low E or argon, or just dry air. If the seal between the glass panes becomes defective, the pressurized gas or air is released, thereby removing the thermal break and causing the efficiency of the glass panes to be reduced. A defective double pane glass seal is therefore related to home efficiency. As this particular door is located in the garage, which is an unconditioned space, the reduced efficiency has no bearing upon the garage environment. As such, this is not an inspection deficiency. If this is an issue of concern to you, a qualified glass service contractor, or otherwise qualified licensed general contractor should evaluate and make repairs as necessary.

• There is condensation and/or mineral deposits between the glass panes of the sliding glass door rear panel. This indicates a failed seal, which results in a loss of thermal performance and efficiency of the door. As such, this door is more vulnerable to heat gain during hot weather periods, and heat loss during cold weather periods. Heat gain/loss encourages the HVAC system to operate for longer and more frequent periods of time, in an effort to maintain the desired thermostat set-point temperature. These longer HVAC run times can cause the system to experience otherwise unnecessary wear and tear, which may shorten the usable life of the HVAC system. A licensed general contractor needs to evaluate and repair or make recommendations as necessary.



Condensation between the glass panes is indicative of a failed hermetic seal.



The garage to exterior sliding glass door panes appear to have a defective hermetic seal.

10. Deck

Functional	Fair	Repair Needed	Present	None
			X	

• The deck is constructed using standard dimensional lumber. I was unable to enter the crawlspace area of the deck due to the presence of lattice which is installed around the deck perimeter. I viewed the underside of the deck, through the lattice with a flashlight, however this inspection was limited due to poor vantage.



The deck structure



The deck walking surface

11. Deck Columns

Functional	Fair	Repair Needed	Present	None
			X	

- The deck is supported by square wood columns. Sections of the deck columns that are below grade, are not accessible for inspection. Therefore I was unable to determine the size and depth of footings. I also was unable to determine the condition of the column sections located below grade level. As this a point at which there is constant wood to soil contact, decay/deterioration of the wood columns is very likely to occur at some point over the life of the deck.

- There are supplemental support piers (aka stiff knees) installed below the deck.

- There appears to be some level of wood decay at the base of deck floor structure stiff knee support columns. Rotted/decayed wood is a progressive problem that weakens the structural integrity of the columns, and will eventually lead to their failure. A licensed general contractor needs to evaluate and make repairs. Due to age, material and location similarities, it is probable that other wood foundation support columns have experienced a level of decay that can compromise their structural integrity as well. As such, the attending contractor should evaluate all sides of all deck related columns, and make repairs/recommendations as necessary.



There are several supplemental support posts below the deck, which are commonly referred to as a stiff knee.



The stiff knee support is leaning



There appears to be some level of wood decay at the base of stiff knee supports.

12. Entry Stoop

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

• Masonry constructed entry stoops are prone to permitting water intrusion, due to their design and age related problems. The stoop walking surface, or slab, is a horizontal surface that is exposed to precipitation. As a result of concrete cracks, deteriorated and/or missing mortar, broken or dislodged bricks, seam gaps between the slab and the stoop foundation wall and seam gaps between the slab and the home exterior wall, water intrusion into the stoop is expected. Once water penetrates into the stoop, it has very little drying potential; typically resulting in a chronically damp or wet area. As a home inspector, I frequently find and document wet stoop crawl spaces, deteriorated metal slab support pans, stoop foundation stress, rot damaged floor structure adjacent to the stoop and fungal growth at areas adjacent to stoop. All of these issues are the result of water intrusion into the stoop. As such, stoops need to be completely watertight. It is imperative that stoops and stoop crawl spaces (if present) be inspected at least annually for evidence of water intrusion. Any openings through which water can penetrate need to be repaired with concrete and/or mortar replacement, a concrete based epoxy or a concrete specific non-shrinking elastic sealant. Another consideration for improvement/upgrade is to have a roof constructed over the stoop; effectively making it a porch. Along with sealing any openings in the stoop walking surface, a roof which covers the entire stoop is recommended, as it would provide the most effective protection against water intrusion.

• There is a front entry stoop. It has a concrete slab that is supported by an earth filled foundation which is constructed with block and brick. There is no crawl space.



Front entry stoop

13. Steps

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

14. Handrails

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

15. Patio

Functional	Fair	Repair Needed	Present	None
		X	X	

- There is a concrete patio located at the rear side of the house.
- There is cracking in the patio. The cracks should be sealed in order to deter water penetration, which can wash away and/or shift soil under the slab, thereby further encouraging patio slab stress. Moreover, the most significant crack has translation. As such, the standing edge presents a safety concern. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.



The patio



Patio cracks should be sealed



Patio cracks should be sealed



The most significant patio crack has translation.

16. Garage

Functional	Fair	Repair Needed	Present	None
			X	

- The garage slab is not a part of this home's foundation system, as it supports no structural weight of the home.
- The inspection of the garage was limited due to the storage of personal items. This includes the inspection of the slab, walls and receptacles which may be hidden behind stored items. This also prevents access to windows, if present. A thorough inspection of the garage should be conducted after the stored items have been removed. A licensed general contractor or otherwise qualified repair contractor should be consulted for the evaluation of potential deficiencies noted.
- There is a crack in the garage slab, with an approximate width of hairline to 1/16". Ongoing observation by the homeowner is necessary. Expansion of the crack may be an indication of slab stress, which can weaken the slab, as well as skew the slab plane. If additional movement of the crack is observed to have occurred, a licensed general contractor or otherwise qualified concrete contractor should be consulted for evaluation and recommendations made as necessary.



The left bay



The right bay



Garage slab crack

17. Garage Door Operation

Functional	Fair	Repair Needed	Present	None
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X				
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• The left bay vehicle door is manually operated only. The right bay vehicle door has an automatic garage door operator. The safety devices of the door were tested. The safety features of the door should include (1) electrical powered infrared sensors mounted in close proximity to the floor on the interior side of each garage door. Interrupting the sensor path during operation should cause the garage door to reverse course and come to rest in the open position (2) Applying reasonable resistance to the bottom of the garage door while it is closing, should cause the garage door to reverse course and come to rest in the open position.



One door is manually operated, while the other door is electrically operated.

18. Driveway

Functional	Fair	Repair Needed	Present	None
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		X	X	
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• There is a concrete driveway, transitioning on the left side to asphalt, then transitioning to the rear as gravel.

• The concrete driveway has areas that are broken into a myriad of small pieces. This results in many gaps through which water penetration occurs, primarily during rainy weather conditions. Water penetrating through the driveway saturates the soil below the driveway, thereby reducing the bearing capability of the soil, and subsequently encouraging sinking of the driveway. This should be considered to be a progressive problem, as sinking of the driveway results in low areas at which further water puddling occurs. I recommend evaluation by a qualified concrete contractor.



The concrete driveway



The asphalt driveway



Broken concrete



Broken concrete

19. Walkway(s)

Functional	Fair	Repair Needed	Present	None
			X	

- There is a concrete walkway present at the front and rear sides of the house.



Front side



Rear side

20. Exterior Grading & Drainage

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☐	☐

• The exterior grading is accessed according to how the grading relates to the home structure. The grade of the yard should fall away from the house. There should be no low spots or trenches along the house as water can puddle in low areas, and can subsequently seep into the foundation system. The intrusion of water into the foundation system can saturate the soil next to and under the foundation footing, encouraging foundation stress. Extension piping should be connected to downspouts wherever possible or necessary, in order to direct roof drainage water away from the home's foundation. In addition, low areas and/or holes in the yard should be filled to a level on the same plane as adjacent areas. Low areas and/or holes in the yard present a safety hazard to both people and pets, and also can be pest breeding areas as a result of trapped water or saturated soil. It is best to observe water flow patterns during periods of rain. Due to the fact that it was not raining at the time of the home inspection, the inspection of exterior drainage was limited as it is best to observe water flow patterns during periods of rain.

21. Exterior Vegetation

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

• Bushes, hedges, and trees that are next to the house should be kept trimmed, as vegetation can provide an avenue for pest/insect entry. Depending upon the size, species, and its location in relation to the foundation wall, the root system can apply pressure to the foundation wall, potentially resulting in stress cracks. Large bushes and trees can also be a security hazard, as they create blind spots that may obstruct your visible line of sight. Blind spots can be reduced with the use of exterior lighting and well manicured vegetation. If this is an issue of concern, you may wish to discuss this with an appropriately qualified landscaper.

Roof

The overall condition of the roof covering is evaluated at the time of the inspection. Roof structure, flashing and coverings often have hidden or obscured defects associated with them that cannot be observed and/or located during a visual inspection. It is beyond the scope of a home inspection to determine the age of, or remaining usable life of the roof covering. For a more comprehensive evaluation of the roof covering, a qualified roofing contractor should be consulted.

1. Roof Type

Gable

2. Roof Observation Method

I viewed the roof from the ground, and I walked on the roof.

3. Roof Structure

Functional	Fair	Repair Needed	Present	None
		X	X	

Roof trusses with plywood sheathing

• I was unable to view the entire roof structure, due to attic flooring limitations, low clearance areas, roof structure framing obstructions and the presence of insulation, which obscures the ceiling structure. Therefore, the inspection of the roof structure was limited to areas visible from the attic floored/accessible area(s) only. This inspection was limited due to poor vantage and inspector mobility limitations.

• There are a few spots of discoloration; including wood decay damage next to a plumbing vent pipe roof penetration in the main attic. The stained areas appear to be due to water penetration into the building envelope. Water penetration is harmful, in that it can cause damage to structural framing, as well as promoting undesirable environmental conditions, and stained interior finished surfaces. A qualified roofing contractor, or licensed general contractor needs to evaluate and repair the source of the leak as well as the damaged area(s).



A general review of the roof structure



A general view of the roof structure



The discoloration is indicative of water exposure to the roof structure.



The discoloration is indicative of water exposure to the roof structure.



Roof structure discoloration located adjacent to the attic access ceiling scuttle, above the primary bedroom closet.

4. Roof Covering

Functional Fair Repair Needed Present None

			X	
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- Asphalt architectural shingles
- This home inspection is intended to access the general condition of the roof covering, as well as identify defects which can result in water penetration into the building envelope, via the roof covering and structure. I walk on the roof only when I feel that it is safe to do so. I generally make this determination based upon the height of the roof, the pitch of the roof, weather conditions at the time of inspection, and the ability to safely set up a ladder against the home. I am unable to identify latent defects or determine the remaining usable/functional life of the roof covering.
- Roof valley's are low area "V" shaped sections of the roof. There are three typical shingle installation methods for valley's, which are...(1) woven (2) closed-cut (3) open. Each method requires specific water protection steps to be taken prior to the installation of shingles, including the use of flashing and shingle underlayment. Due to the presence of shingles, any water protection material present, is not visible or accessible for verification or inspection, as the water protection material would be located above the roof deck, but under the shingles. For this reason, it is imperative that organic debris be promptly removed from roof valleys, where it has a tendency to become trapped. Accumulated organic debris acts in much the same way as does typical garden mulch, in that it retains water and moisture. Subsequently, this moisture can be transferred through gaps and seams in the shingles, and possibly the material below the shingles, resulting in rot damage to the wood framed roof structure.



A view from the left end, looking right



The roof valleys on this home are configured as woven. Roof valleys should be kept clear of organic debris.

5. Gutters/Downspouts

Functional Fair Repair Needed Present None

		X	X	
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Aluminum • There is no gutter installed on the right side rear.

• I was unable to determine the functionality of the gutters as it was not raining at the time of inspection. It is best to inspect gutters and downspouts during heavy periods of rain. All water should be contained within the gutter system and be routed out and away from the house. Leaks observed during gutter operation should be sealed or otherwise repaired immediately.

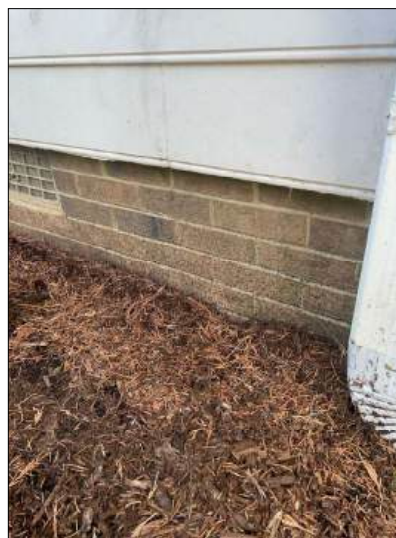
Extension piping should be installed on downspouts wherever possible.

• There is no gutter installed on the right side rear. I recommend having a gutter installed by a qualified gutter installation contractor. Currently, water is flowing off of the roof and is deposited onto the ground next to the foundation wall. The soil around the foundation footing can become saturated and soft, thus encouraging foundation stress. In addition, roof drainage water can penetrate into the crawlspace, encouraging elevated moisture levels, fungal growth and subsequent floor structure damage.

• There is evidence that gutter overflow or gutter leaks occur at the following locations...(1) the left rear corner (2) the front right corner area. Water that washes over the gutter is then deposited at areas close to the foundation wall. The soil around the foundation footing can become saturated and soft, thereby encouraging foundation stress and water penetration into the crawl space. In addition, gutter over wash can cause damage to exterior cladding components and adjacent structural framing. A licensed general contractor or otherwise qualified gutter installer/repair contractor needs to evaluate and make repairs as necessary.



The ground depression at the rear left corner.



Organic debris splattered onto the foundation wall at the front right corner, is indicative of gutter overflow.



There is no gutter installed on the right side rear. Note the elongated ground depression and the foundation wall staining. These are the result of water deposited onto the ground and splattered against the foundation wall.



Disconnected downspout at the rear left corner

6. Roof Flashing

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

• Due to the construction methods used, roof flashings were largely inaccessible for inspection. By design, almost all flashings are hidden and/or obstructed from view, as they are covered by other building material.

7. Attic Ventilation

Functional	Fair	Repair Needed	Present	None
☒	☐	☐	☒	☐

- Soffit Venting
- Ridge Venting
- Gable Venting
- Roof mounted exhaust fan
- The roof mounted exhaust vent fan operated satisfactory, in response to its thermostat control.



The roof mounted attic exhaust fan is a thermostatically controlled, and operate satisfactory in response to thermostat adjustment.

8. Attic Insulation

Functional	Fair	Repair Needed	Present	None
			X	

Blown/Loose Fill, which is visible only at unfloored and visually accessible areas of the attic(s).



9. Ceiling Structure

Functional	Fair	Repair Needed	Present	None
			X	

• Wood construction/standard dimensional lumber system which is visible only in accessible attic areas where attic flooring is absent. The inspection of the ceiling structure was limited due to the presence of insulation and inspector mobility limitations.

10. Attic

Functional	Fair	Repair Needed	Present	None
			X	

• Due to roof framing obstructions and the absence of 100% attic flooring coverage, the main (left) attic inspection was limited to the floored area only. The inspection of unfloored attic areas was limited due to poor vantage and inspector mobility limitations.

• Due to roof framing obstructions, low clearance, and absence of attic flooring coverage, the primary bedroom suite attic inspection was limited to the area adjacent to the attic access scuttle only. This inspection was limited due to poor vantage and inspector mobility limitations.



11. Attic Access

FunctionalFairRepair NeededPresentNone

X			X	
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Pull down stairs (interior hallway) • Attic access ceiling scuttle (primary bedroom closet)

• The attic access is generally a weak point in the efficiency of the home as this is where much of the conditioned air in the home is lost. As such, the attic pull down stairs should be insulated. Take care so that installed insulation does not encroach onto the ladder treads, as this can result in poor footing when moving up and down the ladder. An alternative to fiberglass batt insulation, is the use of rigid foam (styrofoam) insulation panels which can be cut to fit as necessary.



The main house attic access



The primary bedroom suite attic access

12. Attic Observation Method

I entered the main (left) attic via the pull down stairs and inspected with a flashlight. I walked on floored portions of the attic only. The inspection of unfloored attic areas was limited due to poor vantage and inspector mobility limitations. • With a flashlight, I viewed the primary bedroom suite attic from the ceiling scuttle located in the closet, from the top of 6' ladder. This inspection was limited due to poor vantage and inspector mobility limitations.

Electrical

This home inspection does not evaluate the electrical system in terms of code compliance. For issues or concerns relating to electrical code compliance, a licensed electrician should be consulted for evaluation prior to the real estate closing. The National Electric Code (NEC) can be viewed at www.NFPA.org. A representative number of lights, switches, receptacles, and ceiling fans are observed/tested. Polarity, grounding, and GCFI function is assessed for all receptacles within 6' of interior plumbing fixtures, garages, carports, and the exterior of inspected structures. However, personal items are not moved or disturbed and devices are not unplugged in order to gain access to receptacles.

1. Main Service Capacity

200 Amps / 240 Volts (based upon the size of the main breaker and the service entrance conductors, which are fed from the masthead to the panelboard.) See comments regarding mismatch service conductor gauge size, in the "Electrical/Service Entrance" section of this home inspection report.

2. Main Service Entrance Conductors

4/0 AWG Aluminum

3. Service Ground

Functional Fair Repair Needed Present None

			X	
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• Although the electrical system is grounded, as evidenced by ground bus connections in the main panel enclosure, I unable to locate the buried service ground.



Ground connections in the panelboard

4. Service Entrance

Functional Fair Repair Needed Present None

		X	X	
--	--	---	---	--

• Overhead, at the front side

• The service entrance conductors from the transformer/power pole to the roof mounted mast head, are smaller than the service entrance conductors from the mast head to the electrical service meter. Although the service cables from the mast head to the main panelboard are sized at a 200 amp capacity, and the main breaker is rated at 200 amps, the cables from the power pole to the mast head appear to have a capacity that is less than 200 amps. Mismatched conductor size can result in overheating and subsequent electrical malfunction. The electrical service provider needs to evaluate and make repairs/recommendations as necessary.



The electrical service entrance is overhead



There is an obvious gauge size difference between the conductors that are fed from the street, and the conductors that are fed to the panelboard.



There is an obvious gauge size difference between the conductors that are fed from the street, and the conductors that are fed to the panelboard.

5. Main Panelboard Enclosure

Functional Fair Repair Needed Present None

Located in the half bathroom closet

X			X	
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The main panelboard

6. Breakers/Fuses

Functional	Fair	Repair Neede d	Presen t	None
X			X	

Breakers

- The main electrical panelboard circuit breakers are labeled. However, it is beyond the scope of this home inspection to determine the accuracy of the labeling.



The main panelboard

7. Electrical Wiring

Functional	Fair	Repair Needed	Present	None
X			X	

Copper wiring • Aluminum for two dedicated circuits

• The wiring conductors are visible only inside the main panelboard. Due to the high volume of energized electrical wiring that is used for the functionality of various circuits, devices, outlets, and equipment throughout the home, it is well beyond the scope of this home inspection to determine the physical condition of the wiring, except where visible inside of panel enclosures. As with all building and utility components, degradation occurs with age. This includes degradation of electrical conductors, their protective sheathing, electrical contacts, and electrical connections. Periodic inspection of electrical components should be conducted by a licensed electrician.

• The HVAC electrical disconnect box, which is an electrical box installed within close proximity to the outside coil unit, that contains a device which can be easily removed in order to shut off power to the outside coil unit, contains no hand shield. Energized electrical conductors and contacts are accessible within the box, which presents an electrical safety hazard. A licensed electrician should install hand shield in order to prevent an electrical shock.



Energized conductors and contacts are accessible

8. Outside Receptacles

Functional	Fair	Repair Needed	Present	None
X			X	

• The exterior receptacles are ground fault protected and operated satisfactory.

9. Garage Receptacles

Functional	Fair	Repair Needed	Present	None

• I was unable to locate or test any electrical receptacle that may be located in the garage. A future assessment should be made, upon the removal of garage located personal items.

10. Bath Receptacles

Functional	Fair	Repair Needed	Present	None
X			X	

• The bathroom receptacles are ground fault protected and operated satisfactory.

11. Inside Receptacles

Functional	Fair	Repair Needed	Present	None
X			X	

• At the time of inspection, this home contained stored personal belongings throughout. As a home inspector, I do not move, slide, or otherwise handle the current home occupants (or home staging) belongings, furniture, or appliances. As such, the testing and visual inspection of electrical receptacles was limited to receptacles that were unobstructed by personal belongings.

• The accessible kitchen countertop receptacles are ground fault protected and operated satisfactory.

12. Smoke/Fire Alarm

Functional	Fair	Repair Needed	Present	None
X			X	

• There is one battery operated smoke/fire alarm present, which is located at the left end of the interior hallway. The alarm sounded when its test function was activated. Smoke/fire alarms should be re-tested and batteries should be replaced upon moving into the home, and at every daylight savings time change thereafter.

• It is imperative to be mindful of the fact that battery powered smoke/fire alarms operate completely independent of the home's electrical system. Without a viable and functional battery, these alarms will not activate in a smoke or fire related emergency, even when the home electrical system is energized. As such, it is also imperative that the alarm batteries be replaced proactively. Please do not wait until the alarm activates a chirping tone, alerting the home occupants to a low battery. Alarm batteries need to be proactively replaced at EVERY seasonal time change, in order to ensure consistent alarm monitoring. If battery replacement does not silence alarm chirping, the alarm should be replaced. For the sake of a safety upgrade, I recommend that a licensed electrician install inter-connected smoke/fire alarms that are connected to the home's electrical system, and that utilize a backup battery in order to provide alarm monitoring during periods of electrical power outage. With inter-connected alarms, batteries need to be replaced at least annually, or sooner as needed.

• This home has poor smoke/fire alarm coverage. Preferably, smoke/fire alarm coverage should be provided at areas adjacent to and/or inside each sleeping room; as well as living room areas where a fireplace, gas logs, laundry, garage and/or kitchen is located close by. Functional smoke/fire alarms are an invaluable safety device inside the home. When functioning properly, alarms alert home occupants to smoke and fire danger. I recommend having a licensed electrician evaluate and replace/install alarms in concurrence with present/modern standards.



There is one smoke/fire alarm (battery operated) present, which is located at the left end of the interior hallway.

13. Carbon Monoxide Alarm(s)

Functional	Fair	Repair Needed	Present	None
				X

• There are no carbon monoxide (CO) alarms installed the home, even though there are an attached garage, which is a potential source of CO. CO alarms are a safety device used to alert the home occupants in the event of elevated CO levels. Elevated levels of carbon monoxide can result in serious health issues including severe illness and even fatal, if left undetected and building. As such, a CO alarm should be installed on each level of the home. A licensed electrician or otherwise qualified repair contractor needs to evaluate and perform work as necessary.

14. Lights

Functional	Fair	Repair Needed	Present	None
X		X	X	

• Lights did not work at the following locations... (1) the wall mounted exterior light at the front entry. Bulbs should be replaced/installed or fixture repaired or replaced as necessary by a licensed electrician so that proper illumination is provided.

• The light cover/globe is missing from the light located in the rear middle bedroom. This causes the light bulbs to be vulnerable to breakage and/or could cause a burn to someone. Incandescent bulbs can get very hot. CFL bulbs contain trace amounts of mercury and therefore must not be broken. A licensed electrician or otherwise qualified repair person needs to evaluate and make repairs as necessary.

15. Ceiling Fan(s)

Functional	Fair	Repair Needed	Present	None
X			X	

16. Switches

Functional	Fair	Repair Needed	Present	None
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X			X	
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• Homes have many electrical circuits which control a large variety of devices/fixtures. Understanding and identifying the purpose of each switch is quite cumbersome and is beyond the scope of this home inspection, especially when the home is occupied at the time of inspection. It is quite common for there to be electrical wall mounted switches that are no longer active or do not appear to control anything. A wall mounted electrical switch can control several different types of devices such as lights, ceiling fans, receptacles, exhaust fans, low voltage circuits, etc. For the sake of becoming familiar with the home's electrical system, I recommend that the seller label all switches throughout the home. Once the buyer (new home owner) becomes familiar, the labels can then be removed.

17. Doorbell

Functional	Fair	Repair Needed	Present	None
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X			X	
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Plumbing

During a home inspection, the plumbing system as a whole is inspected for functional flow and drainage. However, it is not possible to fully evaluate the plumbing system in order to determine the proper venting, sizing, functional design, or the ability of the water heater to meet the demands of the home occupants, as the system cannot be put under the same load as presented by a particular family. This home inspection does not include wells (private or community), septic systems, their associated equipment, water filtration, water softeners, recreational spas and whirlpools, and pools (in ground or above ground).

Due to their typically infrequent/rare occasion use, main water shut off valves, fixture and appliance water line valves, and all other water system isolation valves are not operated as a part of this home inspection (in accordance with the NC General Statutes Home Inspector Licensure Act .1109 - Plumbing). When operating a "rare use" valve within the home's water supply system, I advise you to closely monitor the valve when it is off/closed, and when the valve is turned back on/open. The reason being that internal components within the valve body can become brittle or seized during long stationary periods of time. When the valve is operated, internal parts may fail, potentially resulting in water leaks. Due to the fact that the water supply system is under pressure, water leaks can quickly escalate, resulting in significant damage to structural and other building components that make up the home. If this is an issue of concern to you, I recommend requesting that the home seller demonstrate valve operation, prior to closing. Water sensor alarms and devices can also be utilized within close proximity to water shut off valves, in order for the home owner or responsible occupant to receive early warning/notification of a water leak.

1. Water Supply & Distribution

Functional	Fair	Repair Needed	Present	None
X			X	

Polybutylene (PB) w/ copper fittings • Black Poly incoming water line • Polyethylene (PEX) w/ plastic & brass fittings • Stainless steel braided flex

• **This home has a plumbing supply system that uses polybutylene plastic distribution lines, copper directional fittings and copper compression band fittings. Even though this plumbing system was installed in many homes from 1978 until the mid 1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately access the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.**



PB piping with copper directional fittings and copper compression band fittings

2. Drain, Waste, & Vent Piping

Functional	Fair	Repair Needed	Present	None
X		X	X	

PVC • ABS • Galvanized metal vent duct(s)

• The plumbing drain system in this home includes connections of ABS to PVC piping. While both pipe materials are poly (plastic) based, they are made up of differing materials. PVC is Polyvinyl Chloride and ABS is Acrylonitrile Butadiene Styrene. As such, the pipes expand and contract at different rates. Subsequently, leaks can occur at these glued connections. The preferred industry accepted practice is to mate these two different pipes by using a rubber based coupler, which is clamped to each pipe. I recommend periodic monitoring in order to ensure that leaks do not develop. You may wish to have an evaluation by a licensed plumber, who should then make recommendations as necessary.

• There are water leaks underneath the kitchen sink left basin basket fitting. Water leaking underneath the kitchen sink causes damage to the wood cabinet and can create an environment which is conducive to fungal growth. The water can then penetrate into the floor structure, causing rot damage. A licensed plumber needs to evaluate the source of the leak and make repairs as necessary.



There are leaks around the kitchen sink left basin basket fitting.



PVC to ABS pipes should be mated using a coupler fitting, as opposed to being glued together.



The main waste line exits the home envelope as ABS, at the rear side right of the left crawlspace.



This photo shows the proper mating of PVC to ABS pipe, using coupler fittings.

3. Water Supply Flow

Functional	Fair	Repair Needed	Present	None
X				

- There is a water softener system present, in the garage. This system is an ancillary addition to the plumbing water supply system, and is not included as a part of this home inspection. I recommend the conveyance of all purchase and maintenance records associated with this system.



There is a water softener system present. This system is not evaluated as a part of this home inspection.



The water pressure tank

4. Drain Flow

Functional	Fair	Repair Needed	Present	None
X				

- There are sinks in this home are NOT equipped with overflow drains. The purpose of sink basin overflow drains are to prevent or minimize water dumped onto the floor in the event that the sink user becomes distracted and leaves the sink fixture running (flowing water). Water that is left flowing to the point that it overflows the basin, is then dumped onto the adjacent floor. This can result in water related damage to the floor structure, finished floor, the base of walls on the same floor level, walls below the basins, and finished surfaces below the sinks. When filling these basins with water, it is best to remain vigilant and within the same room as the sinks.



Be mindful when filling any sink that is not equipped with an overflow drain.

5. Main Water Shut-off Valve

Functional	Fair	Repair Needed	Present	None
			X	

• The main water shut-off valve is located in the garage, next to the water softener system.



The main water shut off valve is located adjacent to the water softener equipment, in the garage.

6. Bathroom Fixtures

Functional	Fair	Repair Needed	Present	None
X		X	X	

• The stopper for the primary bathroom right sink does not hold water in the sink basin, due to missing or disconnected parts, or otherwise poor functionality. Using the stopper function for retaining water in a sink basin is intended by the fixture manufacturer to be used as desired by the sink user. Retaining water in the sink basin is helpful for when the need arises to soak an item, such as a soiled garment. A licensed plumber or otherwise qualified repair contractor should evaluate and make repairs as necessary.

7. Kitchen Fixtures

Functional	Fair	Repair Needed	Present	None
X			X	

8. Household Fixtures

Functional	Fair	Repair Needed	Present	None
			X	

• I was unable to test the clothes washer water supply valves, due to the presence of an installed clothes washing machine. Neither clothes washers or dryers are inspected or tested as part of this home inspection, as they are not permanently installed appliances.

• As a preventative measure, the rubber clothes washer water supply hoses should be replaced with stainless steel braided flex hoses. Rubber clothes washer hoses have a considerably higher likelihood of failure, due to rupture. As the laundry water supply valves are typically left on, these hose are constantly under pressure from the water. This means that a ruptured hose is going to eject water at a rapid pace, until the valve(s) is shut off. If the rupture occurs while is home is vacant, considerable damage to both structure and interior building components will be the likely result. Stainless steel braided flex hoses are much stronger, and as such are much less likely to rupture. All laundry hoses, whether rubber, stainless steel braided flex, or poly braided flex should be inspected periodically. If any blisters, bubbles, tears, or other discrepancies are noted, the laundry valves should be immediately turned off and both hoses replaced.



The laundry is in the garage



I recommend proactive replacement of the rubber fill lines, with stainless steel braided flex lines.

9. Exterior Fixtures

Functional	Fair	Repair Needed	Present	None
		X	X	

• There is a water leak from the supply line to the back of the exterior hose bib spigot, at the right of the front entry stoop. This can result in water exposure and subsequent damage to the adjacent floor structure framing. A licensed plumber needs to evaluate and make repairs.



Water leaks from the supply line to the back of the fixture.

10. Shower(s)/Tub(s)

Functional	Fair	Repair Needed	Present	None
X			X	

• I did not test the whirlpool tub water jets (in accordance with the NC General Statutes Home Inspector Licensure Act .1109 - Plumbing). I did test this tub for general functional flow and functional drain. The water supply piping that is specific to the whirlpool tub function is often degraded due to long periods of inactivity, and as such may be vulnerable to water supply line failure, subsequent leaks, and potential damage to the floor structure below the tub, as well as stained interior finished surfaces below the tub (if present). Before use of this tub in whirlpool tub mode, I recommend evaluation by a licensed plumber. The attending licensed plumber should make recommendations and repairs as necessary, as well as conduct preventative maintenance. This evaluation and service should be conducted prior to closing, if your intention is to use this tub soon after moving into the home.



The hallway bathroom shower/tub



The primary bathroom tub



The primary bathroom shower

11. Water Heater Manufacturer & Location

A. O. Smith
Located in the crawlspace

12. Water Heater Fuel/Power & Capacity

Electric
38 Gallons (according to the unit data plate)

13. Water Heater Condition

Functional	Fair	Repair Needed	Present	None
X			X	

- Due to the potential buildup of sediment, manufacturer recommendations state that water heater tanks should be drained and flushed annually.
- According to the unit data plate serial number, the water heater was manufactured in 2020.



The water heater



The water heater data plate

Heating/Air Conditioning

As this inspection is not technically exhaustive, this home inspection does not address uniformity, adequacy, or sizing of HVAC systems. Balancing of system supply to individual rooms is not assessed. Solid fuel fires are not ignited or extinguished. Evaluation of heat exchanger components is limited to readily observable parts of the heat exchanger.

Installation of Carbon Monoxide (CO) detectors is strongly recommended when gas, oil, or solid fuel burning appliances are installed in the home.

I recommend having Heating/Air Conditioning systems serviced annually by a licensed HVAC contractor.

Air return filters should be replaced every 30 to 90 days, or per manufacturer recommendations.

Due to the associated safety hazards and insurance limitations, pilot lights are not lit by the home inspector.

Only visible components of interior flues are observed/inspected.

1. Heating System Manufacturer

- TwentyThreeC

2. Heat System Energy Source

- Electric

3. Heating Equipment

- Heat Pump

4. Air Conditioning System Manufacturer

- TwentyThreeC

5. Air Conditioning Energy Source

Electric

6. Air Conditioning Equipment

- Air handler, split system (Forced air/Central).

7. Outside Coil Unit

Functional	Fair	Repair Needed	Present	None
X			X	

• The inspection of the HVAC system is limited. The system is visually inspected during operation (weather permitting) and temperatures are read at each air supply register throughout the home, in order to determine if the HVAC system is operating normally. As the inspection of this system is not technically exhaustive, I only remove equipment cabinet panels that are readily openable. This unit does not have cabinet panels that are readily openable. As such, the cabinet panel(s) were not removed for inspection. Furthermore, there are many other checks and tests that a licensed HVAC contractor performs during their evaluation and service. HVAC systems should be evaluated by a licensed HVAC contractor annually. I recommend having the system evaluated and serviced as necessary, prior to closing. In addition, the home seller should convey all purchase and service records related to the HVAC system, to the home buyer.



The outside coil/compressor unit



The unit data plate

8. Inside Coil Unit

Functional	Fair	Repair Needed	Present	None
X			X	

• As the inspection of this system is not technically exhaustive, I only remove equipment cabinet panels that are readily openable. This unit does not have cabinet panel(s) that are readily openable. As such, the cabinet panel(s) were not removed for inspection. This inspection was limited due to the fact that the components within the unit cabinet are not visible. Due to the overall functional health of the HVAC system, the system should be inspected by a licensed HVAC contractor before use and annually thereafter. I recommend starting this cycle by having the system evaluated by a licensed HVAC contractor prior to closing.



The air handler and evaporator coil unit



The unit data plate

9. Condensation Drain

Functional	Fair	Repair Needed	Present	None
X			X	

10. Air Ducts

Functional	Fair	Repair Needed	Present	None
X			X	

**11. Air Return Plenum(s)**

Functional	Fair	Repair Needed	Present	None
X			X	

• Air return filters should be replaced every 30 to 90 days. Check the label on the filter or filter packaging to determine the usable life of the filter. A dirty/clogged filter inhibits the flow of air to the air handler, increasing the unit back pressure, resulting in unnecessary strain on the system.

12. Distribution Type

Insulated flex ducts • Rigid metal insulated distribution plenums

13. Thermostat

Functional	Fair	Repair Needed	Present	None
X			X	

• The thermostat operated satisfactory

14. Heating System Function

Functional	Fair	Repair Needed	Present	None
			X	

• Electric heating systems are not tested when outside air temperature is above 65 degrees F due to possible damage to equipment. I recommend that the heat pump(s) and associated equipment be inspected by a licensed hvac contractor for safety and functionality prior to closing and on a recurring annual basis.

15. Air Conditioning System Function

Functional	Fair	Repair Needed	Present	None
X				

• The air conditioning system operated satisfactory at the time of inspection. Due to the wear and tear experienced by the hvac system as a result of it's typically frequent use, the expense of the system, and the fact that the future performance of the system cannot be determined during this home inspection, you should strongly consider having a licensed hvac contractor conduct a thorough evaluation of the system as well as perform preventative maintenance, prior to the closing. Home warranties are available as well and should be considered as part of an overall home protection plan.

16. Heating & Cooling Source in each habitable room ?

Yes

Interior

Furniture and personal items in closets, cabinets, garages, attic areas, and other storage spaces are not moved or disturbed.

Cosmetic items, wall and ceiling surface blemishes, and issues of general cleanliness are not inspected or reported on, as these are subjective and pose no negative impact or implication upon the home other than aesthetic/visual appeal.

1. Walls

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

- Due to the placement of furniture and other personal belongings throughout the home, the inspection of walls and baseboards inside the home was limited. If this is an issue of concern to you, items obstructing the walls will need to be repositioned such that the walls are accessible, after which time a licensed home inspector or licensed general contractor should conduct an evaluation of all wall surfaces. Repairs and recommendations should be made as necessary.

- The interior wall structure was not visible due to finished areas.

2. Ceilings

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

3. Floors

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

- The inspection of finished flooring is evaluated only in relation to its safety and its reaction to the interior environment. Issues of cleanliness, durability, style, and color are not evaluated as part of the home inspection. You may wish to consult with a qualified flooring professional prior to closing if floor issues other than safety are an issue of concern to you.

- The inspection of floors was limited due to the presence of stored personal items throughout the home.

4. Trim

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

- The inspection of interior trim was limited due to the presence of furniture and/or stored personal belongings throughout the home.

5. Closets

Functional	Fair	Repair Needed	Present	None
☐	☐	☐	☒	☐

- The inspection of closets was limited, due to the presence of stored personal belongings inside of closets throughout the home.

6. Doors

Functional	Fair	Repair Needed	Present	None
X		X	X	

• The entry door for the front side leftmost bedroom does not latch closed, and therefore does not function properly. This presents an issue of privacy as the door can be opened without the use of the knob, when the room is in use. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.

• The rear side middle bedroom entry door drags along the floor. This can result in damage to the interior floor covering as well as difficulty in operating. In addition, this hinders the HVAC system from pulling air out of the room, through the air return system. Moreover, the door does not close completely, as it contacts its frame. This issue results in an interruption of privacy within the bedroom. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs as necessary.



The front left bedroom entry door does not latch closed.



The entry door for the rear middle bedroom drags on the carpet, and contacts its frame.

7. Cabinets/Countertop

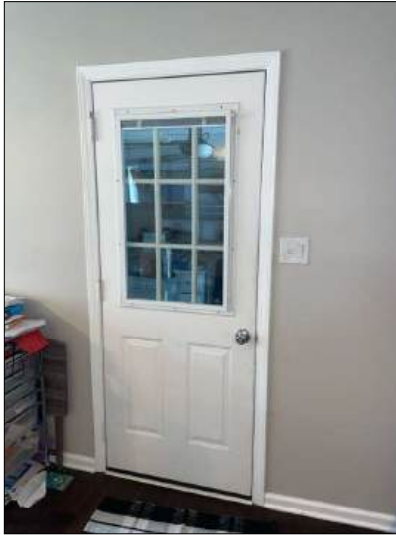
Functional	Fair	Repair Needed	Present	None
X			X	

• Due to the storage of personal items inside cabinets, the inspection of the cabinet interiors was limited. This limitation includes the inspection of water supply and drain/vent piping located in cabinets under sinks.

8. Interior Spaces

Functional	Fair	Repair Needed	Present	None
		X		

• The garage to home entry door has glass panels (glazing). Although this door may be original to the home, or among the same general style of other doors for the home, it is strongly not recommended for garage to home entry doors to contain glass panels. This is due to the reduction in the fire resistant properties of the door. I recommend that this door be replaced with a solid core exterior door, that meets current fire safety recommendations and guidelines. A licensed general contractor should be consulted for evaluation and recommendations.



Glass panels in the garage to house entry door, reduce its fire rating.

Kitchen Appliances

Refrigerators, freezers, ice makers, built in coffee/cappuccino appliances, wine coolers, clothes washers, and clothes dryers are not included in this home inspection or associated inspection report. These appliances require a water source, or produce, remove or process moisture in some form or fashion. When any or all of these appliances are present, I do not determine their functionality, nor am I able to inspect under or behind these appliances. In addition, the appliances that are inspected (installed microwave, range, oven, under sink mounted garbage disposal, range/vent hood and trash compactor) are inspected for functionality and safety only. As this home inspection is not technically exhaustive, I do not attempt to make a determination regarding the effectiveness of the appliance or verify the functionality of specific special features. If this is an issue of concern to you, a qualified appliance repair/service contractor should be consulted prior to closing.

1. Dishwasher

Functional	Fair	Repair Needed	Present	None
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X		X	X	
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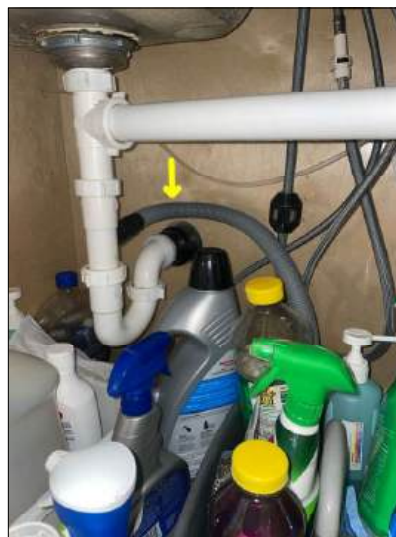
- I successfully ran a wash cycle. The cleaning effectiveness was not determined.

- The high loop method of installation should be used on the dishwasher. This method calls for the dishwasher drain hose to be secured to the underside of the countertop or as high up inside the cabinet as possible. This will reduce the chance of having dirty water from a clogged drain backing up into the clean environment of the dishwasher.

- The dishwasher anti tip brackets are not secured to the underside of the countertop or to the side rails of the adjacent cabinets. This can cause the dishwasher to be unstable, and therefore vulnerable to tipping or leaning out of it's nook. As such, is a potential safety concern and should that be evaluated and repaired as necessary by a qualified repair contractor.



There are no attached anti-tip brackets



The dishwasher drain line should be configured with a high loop.

2. Range

Functional	Fair	Repair Needed	Present	None
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X			X	
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- I verified the electric range eyes are functional

3. Range Hood

Functional	Fair	Repair Needed	Present	None
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X		X	X	
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- The direct vent exhaust duct is disconnected in the attic. This results in smoke and grease deposits being discharged into the attic, upon use of the exhaust hood. A licensed general contractor or otherwise qualified repair contractor needs to evaluate and make repairs.



The direct vent exhaust duct is disconnected, in the attic.

4. Oven

Functional	Fair	Repair Needed	Present	None
X			X	

- I verified the broil & bake functions are operational

5. Disposal

Functional	Fair	Repair Needed	Present	None
				X

- There is no garbage disposal present

6. Built-in microwave

Functional	Fair	Repair Needed	Present	None
X			X	

- The microwave operated satisfactory. The effectiveness of microwave functions was not determined as neither food nor beverage was placed in the microwave during testing.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Accessible	Definition #1: In the opinion of the inspector, can be approached or entered safely without difficulty, fear or danger. Definition #2: Open for viewing or physical contact. Unprotected.
Ancillary	Something which functions in a supplementary or supporting role.
Biannual	Occurring twice a year.
Cladding	Something that covers or overlays, often used to describe exterior wall coverings or material that covers windows, doors or fascia for weather protection.
Component	A readily accessible or visible aspect of a system, such as a floor or wall, but not individual pieces such as boards or nails where many similar pieces make up the component.
Crawlspace	The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural components. For the purpose of this home inspection, the floor structure can be that of the home itself, a deck, porch, stoop or other floored structure.
Fascia	These are typically horizontal or diagonally installed boards that run along the bottom edge of the roof. They often aid in supporting or holding the lower row of roof shingles in place, and also provide a mounting base for gutters. Fascia may be attached to either the wood framing rake board, or to roof rafter tails. Note...The diagonally installed boards are sometimes referred to as "bargeboards". However, for the purpose of succinct reporting, both the horizontal and the diagonally installed boards are referred to as "fascia", in this home inspection report.
Functional Flow	A usable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.
Harmful	Conditions that cause damage to systems and components of the home.
Hermetic Seal	A type of sealing that makes an object airtight, thereby preventing the passage of air, oxygen or other gasses.
Home Inspection	A written evaluation, based on observation or noninvasive testing, of two or more of the following components of a residential building: heating system, cooling system, plumbing system, electrical system, structural components, foundation, roof, masonry structure, exterior and interior components, or any other related residential housing component. Noninvasive testing means testing methods which do not result in any damage to a component or system, such as tearing, puncturing, or gouging, provided that probing a wood component or system to inspect for deterioration is permissible.
Hood	A device that directs and captures grease-laden vapors and gases from a cooking appliance.
Inspect	The act of making a visual examination.

Installed	Attached or connected such that an item requires tools for removal.
Latent	Existing but not yet developed or manifest. Hidden or concealed.
Occupant	Any individual living in, sleeping in, or having possession of a space within a building.
Opaque	Not able to be seen through. Not transparent.
Operate	To cause systems or equipment to function.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Pitch	Angle or inclination, usually of a roof.
Plenum	An air compartment or chamber that connects one or more ducts and forms part of an air-distribution system.
Readily Openable	A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person; and its edges and fasteners are not painted in place. This definition is limited to those panels within reach standing on the floor or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components.
Sash	A single (individual) window panel containing one or more lites of glass.
Sealant	An elastomeric material with adhesive qualities, that is applied between components of a similar or dissimilar nature to provide an effective barrier against the passage of moisture, water, or wind.
Sheathing	The structural covering, usually wood boards, OSB panels, or plywood, used over studs or rafters of framed buildings as the first layer of the outer wall covering nailed to the studs or rafters.
Soffit	Soffit are the panels or boards located underneath the eaves or overhangs of the roof, between the fascia and the exterior walls. They protect the exterior walls from rainwater, and also help to seal off the attic space from pests. Passive vents are very often installed in the soffit, in order to provide a means of supply air for the attic.
Structure	An assemblage of various systems and components that function as a whole.
Technically Exhaustive	An inspection involving the use of measurements, instruments, testing calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
Translation	Translation is a term used to describe a particular characteristic of a crack. It refers to the plane of the slab on one side of the crack to be higher or lower in comparison to the plane of the slab on the other side of the crack.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Ventilation	The natural or mechanical process of supplying and removing air from any space.